

DRAFT

Cajon Redevelopment Project Area Project Area Committee

Tuesday August 9, 2005
PAL Center Meeting Room
2450 Blake St. Muscoy, CA
7:30 P.M.

Minutes

Members Present

Myra Hazlett	Resident Owner-Occupant - Subarea A (Chair)
Susan Dawson	Resident Owner-Occupant - Subarea A
Linda Thacker	Resident Owner-Occupant - Subarea A
Michael Ewing	Resident Owner-Occupant - Subarea B
Ken Kreutz	Business Owner - Subarea A
William Fanning	Business Owner - Subarea A (Vice-Chair)
Nelson Selmer	Business Owner - Subarea B
Michael Farnam	Resident Tenant
Jimmy Palacios	Blake Little League

Staff

John Nowak, Redevelopment Administrator
Michelle D. Blakemore, County Counsel
Gary Hallen, Redevelopment Analyst
Jordan Price, Redevelopment Analyst
John Oshimo, GRC Redevelopment Consultants
Jennifer Thornberry, GRC Redevelopment Consultants

Call to Order

Meeting began at 7:30 P.M.

Certification of Posting

Staff confirmed the agendas were posted at the following locations:

PAL Center – 2450 Blake St.
Northpark Post Office – 4560 Hallmark Pkwy.
Devore Mini Mart – 1670 Devore Rd.

Susan Dawson asked if the Agenda's can be made available and posted in Spanish, staff said they can make sure that it is available and posted in Spanish.

Approval of Minutes for the PAC Meeting held on June 14, 2005

Susan Dawson motioned to approve the minutes to June 14th meeting, the motion was seconded by William Fanning.

Adoption of Owner Participation Rules (OPA Rules)

John Oshimo from GRC gave a brief presentation and overview of the OPA Rules. William Fanning had a question related to eminent domain and relocation of residential properties? Staff responded by saying the PAC can state what power they want eminent domain to have in the Redevelopment Plan.

Linda Thacker asked how the redevelopment process can be stopped. Staff responded by stating that there are three ways; first, the Board of Supervisors can vote to stop the process at one of the board meetings; second, when the redevelopment plan is brought before the Board of Directors of the Redevelopment Agency and the Board of Supervisors in a joint Public hearing you can put in your objection to redevelopment plan; third, a petition can be signed by the registered voters of the area to stop the redevelopment process.

William Fanning asked if eminent domain can be eliminated but just for residential properties. Staff stated that in the San Sevaïne project area eminent domain has been eliminated for legally and lawfully occupied residential properties. Although some of the residents who are moving out of the area are asking the agency for friendly condemnation to receive the tax advantages of have your property tax rate go with you when you move. Because we have eliminated eminent domain on residential properties we cannot provide that tax advantage to the residents.

Linda Thacker asked about Tax Increment, where does it come from, how does it increase, and where does it go. Staff responded by stating that as the assessed value of the area increases, property taxes increase, and the increased amount of property tax continue to go to the existing taxing agencies as well as a portion to redevelopment agency. The Agency can spend the tax increment money on one time expenditures such as infrastructure improvements, but can't fund operating or maintenance costs. If the agency is going to fund infrastructure improvements, there has to be an entity to take over the maintenance and upkeep of this improvement.

Myra Hazlett asked if the Redevelopment Agency can raise tax to cause an improvement to be maintained. Staff responded by stating no the Redevelopment Agency cannot raise tax or increase fees, that would have to be voted on by the residents to create an assessment district to cover the maintenance cost of an improvement.

Linda Thacker asked if staff could provide the PAC with how the state defines blight. Staff responded by stating yes they can be provided at the next meeting.

Jimmy Palacios mentioned the need they have in the community to have improvement done to Parks and Baseball fields. Staff responded by stating that can be a one-time improvement which could be done with redevelopment funds and then turned over to an agency to be maintained.

Myra Hazlett asked who is primary affected by the OPA Rules? Staff responded by stating the OPA's Rules would only affect existing business and provides them a way to

work with the Redevelopment Agency. This is only related to development that occurs within the community and is funded by the Agency, private development could take place in the community without Redevelopment assistance.

Myra Hazlett asked if there were any more question or comments by the PAC relating the OPA Rules.

Michael Ewing made a motion to accept the OPA Rules as presented, Jimmy Palacios seconded the motion.

Adoption of Regulations and Method of Relocation (Relocation Methods)

John Oshimo from GRC gave a brief presentation and overview of the Relocation Methods, and he emphasized that these are base solely on the state guidelines and state laws which govern relocation throughout the state.

Myra Hazlett asked how you provide relocation for a farm. Staff responded by stating that relocation we be primary for businesses. If your property is zoned Residential or Agricultural the Agency can't change your zoning. We are bound by the state guidelines and law if we can't find a place to relocate within the guidelines we can't relocate your business.

Myra Hazlett asked if the 50 mile relocation guideline can be extended to a longer radius. Staff asked if they can look into the matter and provide information to the PAC at the next meeting.

William Fanning made a motion to adopt the Relocation Methods and to amend the transportation section when it will be brought back before the PAC at the next meeting, Ken Keurtz seconded the motion.

Reports

Two lists of Infrastructure Projects were presented to the PAC. The presentations were given to inform the PAC members of the type of Projects have been in other Redevelopment Plans and could take place in the project area. Because a certain project is stated in the Redevelopment Plan this doesn't mean they will be completed this means they can be slated for Redevelopment Funds, if it is not in the Plan the Redevelopment Agency cannot fund the projects. PAC members asked which of the projects on the list have been completed; staff responded that more than half of the Projects have been complete in San Sevaïne.

New Business

None

Public Comments

Father Guillen

Surveyed residents within the Muscoy Community regarding the services and problems the residents feel are most important. The results of the survey were passed around to all PAC Members.

Rose Equihua

Stated that running water and debris had been coming down 3rd street and asked if this is a project the Redevelopment Agency could work toward improving.

PAC Member Comments

No Comments

Staff Comments

The next meeting will be held on October 11, 2005, at 7:30 P.M. at the PAL Center, 2450 Blake Street, Muscoy, CA.

Adjournment

Adjournment at 9:55 P.M.

Approval



Chair